

PUBLIC AUCTION

This proceeding is for the judicial sale of real property located in Loudoun County, Virginia, for payment of delinquent taxes under the provisions of Virginia Code Section 58.1-3965, *et seq.* Pursuant to an Order entered by the Circuit Court of Loudoun County, Virginia, the undersigned, Belkys Escobar, Special Commissioner of Sale of said Court, will offer the real property described below for sale at public auction to the highest bidder on the steps of the Courthouse of Loudoun County, Virginia on:

December 18, 2013

12:00 Noon

RAIN OR SHINE

Registration Starts at 11:30 A.M.

TERMS OF SALE:

1. The sale of the real property is subject to the approval and confirmation by the Circuit Court of Loudoun County.
2. The Special Commissioner of Sale reserves the right to withdraw from sale the property listed and to reject any bid by declaring "NO SALE" after the last bid received on the property.
3. Any person who wishes to bid on the property during the auction must register with County staff before the start of bidding. As part of the registration process, potential bidders must: (i) demonstrate that they have sufficient funds on hand to pay the Minimum Deposit required for the parcel; and (ii) sign a form certifying that they do not own any property in Loudoun County for which any delinquent taxes are due, or for which there are zoning or other violations.
4. The Minimum Deposit required for the parcel is specified below, as part of the property description. The full amount of the Minimum Deposit must be paid by cash, or by cashier's or certified check made payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court**, at the time the auctioneer declares the sale.
5. In lieu of attending the auction, bidders may submit written bids to Belkys Escobar, Special Commissioner of Sale, at the address listed below. All written bids must be accompanied by the Minimum Deposit, which shall be paid by cashier's or certified check made payable to **Gary Clemens, Clerk of the Loudoun County Circuit Court**. Written bids must also be accompanied by a certification that the bidder is not the owner of any property in Loudoun County for which delinquent taxes are due, or for which there are zoning or other violations. A written bid form, which includes the required certification, can be obtained from the Special Commissioner of Sale or the Treasurer's website.
6. Written bids (with the required deposit and certification) will be received by the Special Commissioner of Sale at any time prior to the date of auction, and held under seal until the date of the auction. If a written bid exceeds the highest live bid received from the audience during the auction, the audience will have an opportunity to counter the written bid. If a higher

bid is not received from the audience, the Special Commissioner of Sale may declare the sale to the proponent of the highest written bid, or may reject all bids by declaring "NO SALE."

7. If either a written bid or a live auction bid is approved by the circuit court, the balance of the purchase price must be paid in full within 30 days after confirmation.

8. Once a written bid has been submitted and/or a live bid has been accepted during the auction, it cannot be withdrawn except by leave of the circuit court. Any bidder who attempts to withdraw his/her bid after it has been accepted by the Special Commissioner of Sale may be required to forfeit his/her deposit.

9. The property is offered "as is", with all faults and without warranties either expressed or implied.

10. The costs of any title search and all recording costs (including but not limited to any grantor's tax/fee) will be at the expense of the purchaser. The property will be conveyed by Special Warranty Deed.

11. Announcements made the day of sale take precedence over any prior verbal or written terms of sale.

12. The property is currently subject to that certain Declaration of Affordable Dwelling Units Covenants recorded as Instrument Number 20060911-0077808, among the land records of Loudoun County (the "ADU Covenants"). The property will be released from the ADU Covenants prior to final closing.

The Special Commissioner of Sale represents that information regarding the property to be offered for sale, including acreage, type of improvements, etc., is taken from tax and/or land records, and is not guaranteed for either accuracy or completeness. Bidders are encouraged to make their own investigation to determine the condition, accessibility and occupancy status of the property and to bid accordingly. The sale will be made subject to matters visible upon inspection, and to restrictions, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title. Any costs incurred by a bidder to inspect or investigate the property are the bidder's responsibility and are not reimbursable.

The owner of the property listed below may redeem it at any time before the date of the auction by paying all taxes, penalties, interest, costs (including the pro rata costs of publishing this advertisement), and attorney's fees, accrued through December 17, 2013.

Below is a brief description of the property to be offered for sale at the auction. More detailed information may be obtained by examining the file in the Clerk's office of the Circuit Court of Loudoun County, or by contacting: the Special Commissioner of Sale at (703) 777-0307; Cindy Hamilton, Deputy Treasurer for Collections, at (703) 777-0532; or Kelly Marrocco and/or Brian Reagan, Family Services, at (571) 258-3819 or 3305.

THE COUNTY OF LOUDOUN v. PRISCILLA A. TWUM, ET AL.
CIVIL ACTION NO. 80919
LOUDOUN COUNTY TAX MAP NO. /62/M14P8/808
PIN 083-17-9398-008
Belkys Escobar, Special Commissioner of Sale
Minimum Deposit Required: \$ 21,000

Residential condominium unit commonly known as Unit 808, Ridges at Belmont Country Club Condominium, located at 43890 Hickory Corner Terrace, No. 108, Ashburn, Virginia 20147, together with any limited common element appurtenant thereto; title held in the name of Priscilla A. Twum by deed recorded among the land records of the Loudoun County Circuit Court as Instrument Number 20061002-0084087.

Belkys Escobar
Special Commissioner of Sale
Office of County Attorney
1 Harrison Street, SE (MSC #06)
Leesburg, Virginia 20175
(703) 777-0307